

## **STATEMENT REGARDING PARTIAL ROOF COLLAPSE AT RMG CAMPUS**

On Wednesday, July 21, 2021, the Department of Buildings (DOB) was notified by Heneghan Wrecking Co. (Northstar), who was seeking a permit in their capacity as licensed demolition contractors, of a vacant building with a partially collapsed roof on the RMG industrial campus at 11600 S. Burley Ave. RMG failed to maintain the vacant building in sound condition and good repair as required by the Code, failed to monitor and maintain the vacant building in a secure and sound condition and failed to notify the City of the partial roof collapse in a timely manner.

Once notified, inspectors from both DOB and the Chicago Department of Public Health (CDPH) immediately inspected the vacant building to assess the structural integrity and environmental conditions. Based on a thorough evaluation by DOB and CDPH there are no imminent health threats. However, citations will be issued by both DOB and CDPH for RMG's failure to notify and additional applicable violations.

Both DOB and CDPH have instructed RMG to submit a comprehensive written plan for both the clearing of debris and the full demolition of the vacant building. No clearing of debris can begin until the comprehensive written plan, which must include environmental control, dust mitigation, and air-quality control and monitoring, is approved by both DOB and CDPH. Both DOB and CDPH inspectors will be present to monitor all clearing and demolition activities on site. DOB is also requiring RMG to maintain additional security personnel at the front and rear of the partially collapsed building.

Following standard procedure, the DOB demolition permit will not be issued until DOB is notified by CDPH—who will be completing a full investigation—that there are no environmental issues stemming from the collapse and that the appropriate dust mitigation and air-quality control and monitoring are in place. DOB is also requiring that a structural engineer's report be submitted for the vacant building with the partially collapsed roof and the adjoining vacant buildings.

### **ADDITIONAL BACKGROUND**

- An RMG representative stated that the partially collapsed roof was discovered in April of 2021. The City of Chicago was notified on the evening of Wednesday, July 21, 2021, when Heneghan Wrecking Co. (Northstar) sought a permit to serve as the licensed demolition contractor for this site.
- It is the responsibility of private property owners to report matters such as partially collapsed roof and promptly seek permits to address them.
- The building with the partially collapsed roof is structurally independent of the adjoining buildings in that the roof trusses for each building are supported on their own columns and not connected.
- The partial roof collapse was not related to any ongoing operations or new construction related to the RMG recycling plant.
- Heneghan Wrecking Co. (Northstar) will be the licensed demolition contractor for this site.

- As part of the inspection, DOB also wrote up the below violations that are standard practice for deteriorated, vacant buildings:
  - Submit permits with stamped architectural or structural engineer drawings for all emergency repairs.
  - Repair or wreck dangerous and vacant buildings.
  - Post name, address, and telephone number of owner or owner's agent near the public street.
  - Maintain a watch person on site.
  - Register the vacant building.
  - Maintain the building and access in a safe condition.
- CDPH conducted a site inspection and collected samples that indicate the presence of galbestos and transite, as is common in buildings of this type. Pipe wrap could not be sampled due to the unsafe condition of the building, but it is suspected to contain asbestos.
- Due to the location of this material, it is unlikely to become airborne and presents a low possibility of health or environmental impacts. However, CDPH will issue a violation for not maintaining asbestos material and will evaluate other buildings on the campus to determine the condition of any asbestos that may remain.
- Following standard practice, CDPH will require a complete asbestos survey, dust mitigation plan, and air sampling plan before any material is handled. Asbestos professionals will be on-site during the demolition work to ensure asbestos-containing material is handled.